



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Zoning Board of Appeals
FROM: Planning, Preservation, & Zoning Staff
SUBJECT: 595 Broadway, P&Z 22-018
POSTED: April 26, 2022

RECOMMENDATION: Approve (Extension for Special Permits)

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from Planning, Preservation, & Zoning Staff to the Review Board members.

This memo summarizes the development review application submitted for 595 Broadway, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on March 9, 2022, and is scheduled for a public hearing on May 18, 2022. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to any public comment at the scheduled public hearing.

LEGAL NOTICE

Fidelis Bridge Loan Venture V REO LLC seeks to extend the validity of two (2) special permits (ZBA 2018-94) for one (1) year.

SUMMARY OF PROPOSAL

Fidelis Bridge Loan Venture V REO LLC, successor in interest to 595 Broadway is proposing to extend the validity of special permits granted by the Zoning Board of Appeals (ZBA) on October 3, 2018 (ZBA 2018-94) for one (1) year. The Applicant intends to develop the property with the previously approved development plans.

BACKGROUND

The special permits (ZBA 2018-94) were approved under the previous zoning ordinance. The previous approval consists of a special permit with site plan review per SZO § 7.11.1c permitting the construction of a new building with seven (7) dwelling units and a special permit per SZO § 9.13 for parking relief. The predecessor-in-interest of this property failed to timely commence construction in accordance with the previously granted Special Permits.

The Applicant purchased the property during the Covid-19 pandemic, during which certain statutory timelines relative to zoning approvals were tolled.

ANALYSIS

Staff is supportive of the Applicant's request for this extension. Staff believes that if this extension is granted the Applicant will continue to work diligently towards receiving a Building Permit and commence construction of the development project that was approved by the ZBA on October 3, 2018.

CONSIDERATIONS & FINDINGS

Upon written request by an Applicant, the Zoning Board of Appeals may, in its discretion, extend the time period that a Special Permit remains valid for up to one (1) year. The Somerville Zoning Ordinance does not require any findings to be made.

PERMIT CONDITIONS

Should the Board approve the requested extension to previously approved Special Permits (ZBA 2018-94), Planning, Preservation & Zoning Staff recommends the original conditions remain but does not recommend any additional conditions at this time.